

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7603 Opportunity Drive, Fort Wayne, Indiana 46825 (Ward Pattern & Engineering, Inc.)

WHEREAS, Petitioner has duly filed its petition dated January 4, 1991, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Cook Road Office and Industrial Park, Sec. 1,
Lot #6

said property more commonly known as 7603 Opportunity Drive, Fort Wayne, Indiana 46825.

WHEREAS, said project will create 12 additional permanent jobs for a total additional annual payroll of \$165,600.00, with the average new annual job salary being \$11,000.00; and

WHEREAS, the total estimated project cost is \$600,000.00; and

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;

25% COTTON FIBER

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to personal property for the new manufacturing equipment.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the new manufacturing equipment, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed installation of the new manufacturing equipment.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$7.339565/\$100.

1 (b) If the proposed new manufacturing equipment is
2 installed and no deduction is granted, the
3 approximate current year tax rate for the site
4 would be \$7.339565/\$100 (the change would be
5 negligible).

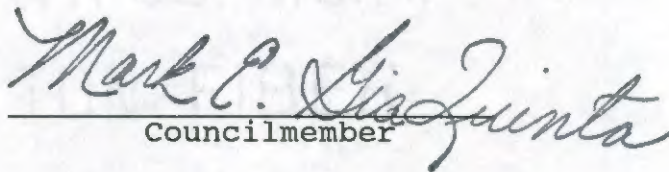
6 (c) If the proposed new manufacturing equipment is
7 installed, and a deduction percentage of eighty
8 percent (80%) is assumed, the approximate current
9 year tax rate for the site would be \$7.339565/\$100
10 (the change would be negligible).

11 SECTION 6. That this Resolution shall be subject to
12 being confirmed, modified and confirmed or rescinded after public
13 hearing and receipt by Common Council of the above described
14 recommendations and resolution, if applicable.

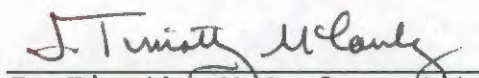
15 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
16 determined that the deduction from the assessed value of the new
17 manufacturing equipment shall be for a period of five (5) years.

18 SECTION 8. The benefits described in the Petitioner's
19 statement of benefits can be reasonably expected to result from
20 the project and are sufficient to justify the applicable
21 deductions.

22 SECTION 9. That this Resolution shall be in full force
23 and effect from and after its passage and any and all necessary
24 approval by the Mayor.

25
26 
27 Councilmember

28 APPROVED AS TO FORM
29 AND LEGALITY

30 
31 J. Timothy McCaulay, City Attorney
32

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time in full and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ of _____, 19____, at _____ o'clock _____ M., E.S.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by _____, seconded by _____, and duly adopted, placed on its passage. ~~PASSED~~ ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	9			
BRADBURY	✓			
BURNS	✓			
EDMONDS	✓			
GiaQUINTA	✓			
HENRY	✓			
LONG	✓			
REDD	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 1-22-91

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. B-05-91 on the 22nd day of January, 1991,

ATTEST

SEAL

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of January, 1991 at the hour of 11:30 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of January, 1991, at the hour of 3:30 o'clock P. M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions	Total Tax Rates
1. Current total tax rate.	\$
2. Approximate tax rate if project occurs and no deduction is granted.	\$
3. Approximate tax rate if project occurs and a deduction is assumed.	\$

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. **(See Below)*
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☐ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☐ No
 - 3) No limitations on type of deduction *(check if no limitations)* ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

Mark G. Quintana
Daniel E. Kennedy

Common Council

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Ward Pattern & Engineering, Inc.

Site Location: 7603 Opportunity Drive, Fort Wayne, Indiana 46825

Councilmanic District: _____ Existing Zoning: M-2

Nature of Business: End-stage manufacturing of aluminum castings.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	_____	<u>X</u>
Urban Enterprise Zone	_____	<u>X</u>
Redevelopment Area	_____	<u>X</u>
Platted Industrial Park	<u>X</u>	_____
Flood Plain	_____	<u>X</u>

Description of Project:

Purchase of a new 103 feet long rectangular metal furnace.

Type of Tax Abatement: Real Property _____ Manufacturing Equipment X

Estimated Project Cost: \$ 600,000.00 Permanent Jobs Created: 12

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No _____
2. Designation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to _____ year(s).

COMMENTS:

5 year abatement for new manufacturing equipment.

Staff _____

Director _____

Date _____

Date _____

RECEIVED

JAN 4 1990

ECONOMIC
DEVELOPMENT

TAX ABATEMENT

FORT WAYNE COMMON COUNCIL POLICIES

1. Economic Development Revitalization Area designation is made for a one year period unless otherwise requested by the applicant.
2. The tax abatement application must be filed in the office of the Fort Wayne Department of Economic Development prior to the applicant receiving any necessary building permits or new equipment being purchased.
3. In reviewing an application, the Department of Economic Development and the Fort Wayne Common Council will consider the number and type of new jobs to be created and/or retained by the project. These jobs should be permanent, full-time positions. In addition, an increase to the labor force should result from the project rather than the redistribution of existing jobs.
4. Before a tax abatement application will be processed, the proper zoning is required.

Type of Project	Downtown	UEZ	Industrial Zoned Land Requiring Public Improvements	Industrial Zoned Land Not Requiring Public Improvements
Manufacturing/ Wholesaling*		10 yrs	6 yrs	10 yrs
Commercial Offices**	10 yrs	6 yrs	3 yrs	3 yrs
Retail***	6 yrs			

* Each use will be determined by the Standard Industrial Code Classification System.

** Office projects in industrial zoned land must be subordinate to the principal industrial use of land.

***Retail projects not in the downtown area are not subject for designation.

**"ECONOMIC REVITALIZATION AREA"
PROCEDURES
FORT WAYNE, INDIANA**

1. Applicant receives an application for designation of property as an "Economic Revitalization Area" and Statement of Benefits form.
2. Application is completed and filed in the Office of the Department of Economic Development along with the Statement of Benefits form and the application fee.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 750
\$100,000,001 and over	\$1,000

3. Application is reviewed and Economic Development recommendation is prepared if applicable.
4. The Department of Economic Development prepares a declaratory and confirmatory resolution for a designation application. Both resolutions are introduced to City Council. Introductions may take place on either the 2nd or 4th Tuesdays of each month. Period of time between introduction to City Council and final passage is usually 3 or 4 weeks.
5. Resolution to confirm designation is sent to Committee on Finance.
6. Applicant presents project to Committee on Finance.
7. City Council holds a public hearing.
8. City Council votes on resolution to confirm designation.

ECONOMIC
DEVELOPMENT

JAN 4 1990

RECEIVED

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvement & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Ward Pattern & Engineering, Inc.

Address of Applicant's Principal Place of Business:

642 Growth Avenue
Fort Wayne, Indiana 46808

Phone Number of Applicant: (219) 426-8700

Street Address of Property Proposed to be Designated:

7603 Opportunity Drive
Fort Wayne, Indiana 46825

Real Estate Key Number for the Property Proposed to be
Designated: 80-4699-0006

Staff to Complete:

SIC Code of Principal User of Property: _____

B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne? X

Is the project site within the regulatory flood plain? X

Is the project site within the rivergreenway area? X

Is the project site within a Redevelopment area? X

Is the project site within a platted industrial park? X

Is the project site within the designated downtown area? X

Will the project have ready access to City Water and Sewer? X

If not, will this project require public improvements? X

 Sewer Lines
 Water Lines
 Road Improvements

Does your company plan to request State or Local assistance to finance these public improvements? X

Is any adverse environmental impact anticipated by reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2 (General Industrial District)

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?

End-stage manufacturing of aluminum castings. Process subjects
castings to extreme heat to add strength and durability.

D. REAL ESTATE ABATEMENT N/A

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

What is the condition of the structure(s) listed above? _____

Current assessed value of Real Estate:

Land _____
Improvements _____
Total _____

What was the amount of Total Property Taxes owed during the immediate past year? \$ _____ for year 19 ____.

Give a brief description of the proposed improvements to be made to the real estate.

What is the anticipated first year tax savings attributable to this designation? \$ _____

Explain how your company plans to use these tax savings.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: Not available-initial
return filed 3/1/90.
assessed value: \$79,290.

What was the amount of Personal Property Taxes owed during the immediate past year? \$ -0- for year 19⁹⁰ ____.

Initial return filed 3/1/90.

Give a brief description of new manufacturing equipment to be installed at the project site.

A long (108 feet) rectangular metal furnace. The furnace is divided into 5 heating zones through which castings move on a continuous conveyor belt. Three large age ovens are used to complete the heat treating process.

Cost of new manufacturing equipment: \$ 600,000.00 Installed

Development Time Frame:

When will installation begin of new manufacturing equipment?
March, 1991.

When is installation expected to be completed? July, 1991.

Explain how your company plans to use these tax savings.

To speed-up full utilization of expanded manufacturing capacity.

What is the anticipated first year tax savings attributable to the new manufacturing equipment? Est: \$ 5,800.00

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 41

(Tracon = 4; Ward Heat Treat = 12; Ward Pattern = 25)

How many permanent jobs will be created as a result of this project? 10 to 12

Anticipated time frame for reaching employment level stated above Three months after completion of installation.

Current annual payroll: \$1,100,000.00

What is the nature of the jobs to be created?

(1) Supervisory; (2) Technical Maintenance; (9) Production

Please provide the annual salary range for the jobs being created:

Minimum <u>\$8,500</u>	Median <u>\$11,000</u>	Maximum <u>\$25,000</u>
Hour/Year	Hour/Year	Hour/Year
Median <u>\$5.50/\$11,000</u>	Mode <u>\$4.55/\$9,100</u>	Mean <u>\$8.43/\$16,860</u>

Please check if these newly-created jobs provide any of the listed benefits:

_____	Pension Plan
_____	Tuition Reimbursement
<u>X</u>	Major Medical Plan
<u>X</u>	Life Insurance
_____	Disability Insurance

List any benefits not mentioned above:

401 (K) Pension Plan

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below? Unknown.

_____	JobWorks
_____	Benito Juarez Center
_____	Township of Wayne
_____	Catholic Charities Ft Wayne-South Bend Diocese
_____	Community Action of Northeast Indiana, Inc.
_____	State of Indiana, Department of Public Welfare
_____	Fort Wayne Rescue Mission
_____	Lutheran Social Services, Inc.
_____	Fort Wayne Urban League, Inc.
_____	Fort Wayne Women's Bureau
_____	State of Indiana, Employment Security Division
_____	State of Indiana, Vocational Rehabilitation Services
_____	Anthony Wayne Services
_____	Indiana Department of Commerce
_____	Indiana Institute of Technology
_____	Indiana Purdue University at Fort Wayne
_____	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

This proposed expansion was initially scheduled for last year. We believe that the normal development and growth scheduled for last year did not occur due to surrounding state and counties inducements for growth.

In what Township is the project site located? Washington

In what Taxing District is the project site located? 80 Ft. Wayne

G. CONTACT PERSON

Name and address of contact person for further information if required:

Marion C. Ward, V.P. Ward Pattern & Engineering
Rolf P. Grorud, Controller

Phone number of contact person: (219) 426-8700

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Rolf P. Grorud, Controller
Signature of Applicant

1/4/91
Date

EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property.
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 750
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated)



STATEMENT OF BENEFITS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

STATE BOARD OF TAX COMMISSIONERS

Name of Designating Body City Council	County Allen
Name of Taxpayer Ward Pattern & Engineering, Inc.	
Address of Taxpayer (Street, city, county) 642 Growth Avenue, Fort Wayne, Allen	ZIP Code 46808

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above 7603 Opportunity Drive, Fort Wayne, Allen	Taxing District 80 Ft. Wayne-Washington
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: 	
(Attach additional sheets if needed)	Estimated Starting Date March, 1991
	Estimated Completion Date July, 1991

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
41	\$1,100,000.	41	\$1,100,000.	12	\$165,600.

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values			\$594,646.	\$79,290.
Plus estimated values of proposed project			\$600,000.	\$80,000.
Less: Values of any property being replaced			-0-	-0-
Net estimated values upon completion of project			\$1,194,646.	\$159,290.

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

--

DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Purchase of new manufacturing equipment used to process subjects
castings to extreme heat to add strength and durability. The total cost of the equipment
is \$600,000.00.

Q-91-01-34

EFFECT OF PASSAGE Will allow for the creation of 12 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Tom Henry



MEMORANDUM

TO: City Council Members

FROM: Karen A. Lee, Business Development Specialist *K.A.L.*

DATE: January 9, 1991

RE: Tax Abatement application by Ward Pattern & Engineering, Inc.

Background:

Ward Pattern & Engineering is a manufacturer of aluminum castings. They want to purchase \$\$600,000.00 of new equipment.

Reviewing Alternatives:

Approval of Ward Pattern's tax abatement will allow for the creation of twelve (12) new jobs.

Recommendations:

The staff's recommendation is that the tax abatement be approved for Ward Pattern for five years on the new manufacturing equipment.

BILL NO. R-91-01-34

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
BRADBURY, REDD, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) (~~RESOLUTION~~) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as 7603 Opportunity Drive, Fort Wayne, Indiana,
46825 (Ward Pattern & Engineering, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Mark E. Giaquinta

J. Bradbury

Charles Reed

D. Schmidt

J. Bradbury

DATED: 1-22-91

Sandra E. Kennedy
City Clerk